



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – August 14, 2017  
MEETING DECISIONS**

**\*IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

**CONSENT CALENDAR:**

**\*ACTIONS**

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| <b>1. MINUTES FOR THE MEETING OF JULY 24, 2017</b> | <b>Approved, 3-0<br/>Chair Andranian and<br/>Commissioner Harlan<br/>absent</b> |
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**PUBLIC HEARINGS:**

**\*ACTIONS**

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| <b>1. PLANNING APPLICATION PA-17-17 AND TENTATIVE PARCEL MAP 2017-130 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 335-337 16TH PLACE</b> | <b>Planning Commission adopted a resolution to approve Planning Application PA-17-17 and Tentative Parcel Map 2017-130 subject to conditions of approval.</b> |
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**Project Description:** The proposed project involves the following:

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| <b>1. Planning Application (Design Review) PA-17-17</b> for construction of two, two-story detached single-family residences. Each single-family residence is approximately 2,300 square feet and includes 3 bedrooms / 4 baths with an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and the Residential Design Guidelines. | <b>Approved, 3-0<br/>Chair Andranian and<br/>Commissioner Harlan<br/>absent</b> |
| <b>2. Tentative Parcel Map 2017-130</b> for the subdivision of a 10,395-square-foot lot into two separate parcels consistent with the Small Lot Subdivision Ordinance.  |   |

**Environmental Determination:** The project is categorically exempt from the provisions of the

**\*ACTIONS**

California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

2. **PRELIMINARY MASTER PLAN (PA-17-03) FOR DEVELOPMENT OF 655,000 SQUARE FEET OF OFFICE SPACE WITHIN A 23.4-ACRE SITE GENERALLY LOCATED AT 1375 SUNFLOWER AVENUE, 1376 SOUTH COAST DRIVE, AND 3370 HARBOR BOULEVARD**
- Project Description:** The proposed project involves the following:
- Planning Commission** adopted a resolution to adopt the Initial Study/Mitigated Negative Declaration for the project; and approve Preliminary Master Plan (PA-17-03) subject to revised conditions of approval and mitigation measures.

1. Initial Study/Mitigated Negative Declaration prepared for development of a 23.4-acre site with 655,000 square feet of office space, surface parking and three parking structures.
2. Preliminary Master Plan (PA-17-03) for development of maximum 655,000 square feet of office space with an average Floor Area Ratio (FAR) of 0.64 in three phases as follows:
  - Phase 1: Repurposing the existing building (former LA Times) for a 339,063-square-foot, two-story open office space with two levels of tiered mezzanine space; a three-level parking structure with 1,277 parking spaces; and 87 surface parking spaces.
  - Phase 2: A new five-story building with 190,000 square feet of office space; a four-level parking structure with 697 parking spaces and 220 surface parking spaces.
  - Phase 3: A new five-story building with 125,000 square feet of office space; a four-level parking structure with 423 parking spaces and 84 surface parking spaces.

**Approved, 3-0**  
**Chair Andranian and**  
**Commissioner Harlan**  
**absent**

**Environmental Determination:**

An Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The

IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements. The IS/MND was available for review and comment from June 23, 2017 to July 24, 2017.

3. **PLANNING APPLICATION PA-17-16 FOR A CONDITIONAL USE PERMIT INCLUDING A MICROBREWERY WITH A TASTING ROOM AND OFF-SITE PARKING AT 2930 BRISTOL STREET AND 700 & 710 RANDOLPH AVENUE AND A MINOR CONDITIONAL USE PERMIT TO INCLUDE AN OUTDOOR DINING PATIO AND OFF-SITE ACCESS ACROSS 2930 BRISTOL STREET**
- Planning Commission adopted a resolution to approve Planning Application PA-17-16 subject to revised conditions of approval.
- Approved, 3-0  
Chair Andranian and Commissioner Harlan absent

**Project Description:** The proposed project is a conditional use permit request for a microbrewery with a tasting room (Bootlegger's Brewery) and outdoor patio area. The microbrewery proposes to occupy a 2,703-square-foot lease area at 696 Randolph Avenue. The proposed business involves:

- Alcohol sales for onsite and offsite consumption - the microbrewery will not be selling food.
- The proposed hours of operation are:
  - Sunday – Wednesday: 10:00 AM – 12:00 (Midnight)
  - Thursday – Saturday: 10:00 AM – 1:00 AM
- Pedestrian access only from Randolph Avenue and pedestrian and vehicular access across the adjacent LAB parking lot at 2930 Bristol Street.
- Unencumbered parking at 700 & 710 Randolph Avenue will be used for this use to meet its parking requirement.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), Existing Facilities.